

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Email: timw@cityfort.com

Project Name: J. Prosje

Case #: 17-P-03

Date: November 12, 2003

Comments:

1. I recommend to the Planning staff that we require of this and all future applicants a topographical survey be provided with the legal description for all vacation of rights-of-way or easements. This survey will represent surface features that are not represented on a surveyor's sketch of description. Absent this survey staff could miss existing facilities that are not evident (especially in unimproved rights-of-way that are not accessible by vehicle).
2. When Asst. City Attorney Bob Dunckel asked whether there were any other property owners who rely on access from the alley it was indicated that the alley was undeveloped, although Lincoln Mercury currently relies on it, and two other owners have an apparent interest in future use of it.
3. Hector Castro indicated that there were no existing public utilities within the alley. However, there are private utilities in the alley (FPL, Comcast, and Bell South) and the City is the legal custodian for maintaining their access through these public alleys.
4. In light of the findings and developments to date with concern to this application it is recommended that staff not support the vacation of this application to the Planning & Zoning Board or City Commission.
5. There are existing power, cable, and telephone facilities in the alley which must be maintained in a utility easement even if this right-of-way is ever vacated.

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Division: Parks & Recreation

Member: Kathleen O'Connor
954-828-5869

**Project
Name:** J. Prosje

Case #: 17-P-03

Date: November 12, 2003

Comments:

1. No comments.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: J. Prosje

Case #: 17-P-03

Date: November 12, 2003

Request: Alley vacation

Comments:

- 1) Separate application is required for Planning and Zoning Board submittal. Applicant is responsible for posting public notice signs and preparation of property owner notification within 300 feet.
- 2) Prior to PZ submittal, provide a sketch and legal of the portion of right-of-way to be vacated.
- 3) Prior to PZ submittal, sketch and legal must be signed off by Tim Welch, Engineering Design Manager and Tony Irvine, City Surveyor. Sign offs or separate letters must be obtained from Florida Power and Light, Bell South, Comcast and Peoples Gas (TECO).
- 4) If any easements are required, sketches, legals and easement documents must be provided prior to item being scheduled for City Commission. If any facilities need to be relocated, a relocation plan satisfactory to the agencies and the City must be reviewed and approved prior to City Commission review.
- 5) Pursuant to ULDR Sec. 47-24.6.A.4., Vacation of Rights-of-Way, submit a point-by-point text narrative with information on how the proposed vacation meets criteria.
- 6) Provide a map showing all property owners who support or are joining in this request.
- 7) Additional comments may be forthcoming at the DRC meeting.